

**ARCHITECTURAL REVIEW BOARD  
DARIEN, CONNECTICUT  
MINUTES  
JANUARY 19, 2016**

Members Present: Lawrence, Castell, Hughes, Gadsden, Geiger, Macdonald and Reilly

Staff Present: Ginsberg

The meeting was called to order at 8:00pm

**Modification of ARB #02-2015**

Knobel Hill, LLC

2 Settlers Trail, R-1 Zone.

Penny Glassmeyer, the developer, and Carol Guthrie, the landscape architect/designer, presented revised facades for the four single family cottages and one two-family estate house in the Active Senior Overlay Zone.

The new facades will be primarily shingles and will be stained Benjamin Moore semi-opaque "Desert Beige" with a 22" high water table stone cladding and with a 12" lead coated copper "kickout" roof at the eave of the roof sweep. The trim will be painted "Desert Beige." The roof is a simulated grey slate material.

Signage will be presented at a later date.

The Board approved the revisions as presented.

**ARB #02-2016**

Old Town Hall Homes

719 Boston Post Road, DB-1/DBR Zone

Attorney Bruce Hill, Architect William Crosskey, and Todd McClutchy, the developer, presented a proposal to redevelop the Old Town Hall Homes.

The parking will remain primarily as is, with the existing curb cut on Academy Street remaining and an entrance/exit to the Boston Post Road.

The proposed building will be a three story structure with a pitched roof, an octagonal structure on the corner at Academy Street with two gables flanking the main Boston Post Road entrance with a one story entrance porch at pedestrian level. There will be 53 one bedroom units and 2 two bedroom units. All units will be affordable.

Roof will be a two ply asphalt shingle roof. Mirateck composite wood grain trim will be painted white. Siding will be Hardie plank vertical in pearl grey color. Body of building will be Hardie plank horizontal painted "Woodland Cream". Base will be brick Boral "Salisbury". The windows will be double hung Anderson vinyl clad.

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There will be a white vinyl screen fence around the generator at the back.

Mr. Crosskey showed a number of different color schemes which the Board reviewed and commented upon. The Board liked the original design as submitted and preferred the tower feature to be handled without the horizontal banding and the façade being broken up with wood direction and texture rather than strong color differences.

The Board briefly reviewed the proposed ground sign. It is proposed to be three feet high. Mr. Crosskey will return next month with a revised sign proposal.

While the Board supported the project overall, it asked that the presenters return with a revised color scheme next month. Mr. Ginsberg said that this could be the first ARB agenda item on February 23, 2016, allowing the applicants to proceed to the Planning & Zoning Commission later that same evening.

**Town Plan of Conservation and Development** Mr Ginsberg explained that the Planning & Zoning Commission has prepared a second revised draft of the Town Plan. He noted the upcoming public hearing information session on February 9, 2016 and gave a copy of the draft document to Mrs. Castell for ARB's review and comment.

**Informal Discussion** followed regarding the Planning & Zoning Commission's desire to comprehensively revise the sign regulations.

**Approval of Minutes**

The draft minutes of the November 17<sup>th</sup> meeting were approved as submitted.

The meeting was adjourned at 9:50pm.

Respectfully submitted,

*Timothy Macdonald*